



General Assembly

January Session, 2013

Committee Bill No. 6160

LCO No. 4577



Referred to Committee on PUBLIC SAFETY AND SECURITY

Introduced by:
(PS)

***AN ACT REQUIRING WORKING SMOKE AND CARBON MONOXIDE
DETECTORS IN ALL RESIDENTIAL BUILDINGS AT THE TIME TITLE
IS TRANSFERRED.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective October 1, 2013*) (a) Prior to transferring
2 title to any real property containing a residential building designed to
3 be occupied by one or more families, the seller of such real property
4 shall obtain and present to the purchaser a certificate issued by the
5 local fire marshal certifying that, not more than one hundred twenty
6 days before the date of such transfer, such residential building was
7 inspected and found to be equipped with smoke and carbon monoxide
8 detection and warning equipment complying with this section.
- 9 (b) Any smoke detection and warning equipment required pursuant
10 to subsection (a) of this section shall be (1) capable of sensing visible or
11 invisible smoke particles, (2) installed in a manner and location that is
12 approved by the local fire marshal or building official and that does
13 not exceed the standards under which such equipment was tested and
14 approved, and (3) capable of providing an alarm suitable to warn
15 occupants when such equipment is activated. Such equipment may be

16 operated using batteries, unless such equipment is installed in a
17 residential building for which a building permit for new occupancy
18 was issued on or after October 1, 1985, in which case such equipment
19 shall be capable of operation using alternating current and batteries.

20 (c) Any carbon monoxide detection and warning equipment
21 required pursuant to subsection (a) of this section shall comply with
22 (1) regulations adopted by the State Fire Marshal and the Codes and
23 Standards Committee concerning the requirements and specifications
24 for the installation and use of carbon monoxide detection and warning
25 equipment in new residential buildings designed to be occupied by
26 one or two families for which a building permit for new occupancy is
27 issued on or after October 1, 2005, including, but not limited to, the
28 location, power requirements and standards for such equipment, (2)
29 the manufacturer's instructions, and (3) the standards set forth by the
30 National Fire Protection Association.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2013	New section

Statement of Purpose:

To promote the installation of smoke and carbon monoxide detection and warning equipment in all residential buildings.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: REP. FOX, 148th Dist.; REP. FOX, 146th Dist.
REP. MILLER L., 122nd Dist.

H.B. 6160